





STATE OF WASHINGTON

OFFICE OF THE INTERAGENCY COMMITTEE
1111 Washington Street SE
PO Box 40917
Olympia, WA 98504-0917

August 31, 2006

TO: IAC Members & Designees

FROM: Laura Eckert Johnson, Director 

PREPARED BY: Marguerite Austin, Manager 
Recreation & Habitat Section, Project Services Division

SUBJECT: Washington Wildlife and Recreation Program
Farmland Preservation Ranked List for Fiscal Year 2008
Notebook Item #7f

"Farmland preservation means protection of any land defined as farm and agricultural land in RCW 84.34.020."¹

EVALUATION SUMMARY

Ten Farmland Preservation (FP) category projects requesting \$4.4 million were evaluated on August 15, 2006 in an open public meeting. Utilizing criteria adopted by IAC, the Farmland Preservation Advisory Committee reviewed and ranked the FP projects. The team, comprised of seven farmers and other individuals recognized for their expertise, experience, and knowledge related to ecology, real estate, land management and agricultural production included:

EVALUATOR	DISCIPLINE
Fred Berman, Department of Agriculture, Olympia	Small Farm/Direct Marketing
Richard Carkner, Tacoma	Farmer (sustainable agriculture)
Bill Druffel, Colton	Attorney
Mary Embleton, Cascade Harvest Coalition, Seattle	Executive Director
Julie Haakenson, Pike Place Market, Seattle	Farm Program Manager
Cindy Ray, Soap Lake	Farmer (dry land crops)
Terry Willis, Montesano	Farmer (dairy and corn)

¹ Chapter 79A.15.010 (4), Acquisition of Habitat Conservation and Outdoor Recreation Lands



The results of the evaluations, provided for IAC Board consideration, are found in *Table 1 – WWRP, Farmland Preservation Ranked List of Projects*, Fiscal Year 2008.

FARMLAND PRESERVATION CATEGORY

The primary focus of the Farmland Preservation category is to acquire development rights on farmland in Washington and ensure the land remains available for agricultural practices. A secondary goal is to enhance or restore ecological functions on farmland. To be eligible for consideration in this category, a project must include acquisition of property interest. Other factors related to this category are:

- Acquisition and restoration projects are eligible.
- Enhancement or restoration activities are limited to less than 50% of the acquisition cost of the project.
- Public access to farmland is not required.
- Cities and counties may apply for funding.
- Applicants must provide a 50% matching share.
- Applicants may request a maximum of \$750,000.

The Farmland Preservation Account (FPA) may only receive funding if the Legislature allocates more than \$40 million for WWRP funding. With a \$40-\$50 million appropriation, 40% of any amount over \$40 million goes into the FPA for these projects. A funding level in excess of \$50 million provides an additional 10% for this category.²

RECOMMENDATION

After reviewing the results of the scoring and ranking of projects, and considering comments from evaluators and applicants, staff recommends approval of the ranked list of projects as shown in Table 1. Staff also recommends that this entire list of projects be forwarded to the Governor and Legislature. Resolution #2006-32 is provided for Board consideration.

ATTACHMENTS

- Resolution #2006-32
- Table 1 – *WWRP, Farmland Preservation Ranked List of Projects*, FY2008
- State Map for Farmland Preservation Category projects
- Farmland Preservation Evaluation Criteria Summary
- Farmland Preservation Project Evaluation Scoring Summary
- Farmland Preservation Project Summaries

These attachments include a map that shows the location of each project, a summary of the composite scores for each project, and a synopsis of each project proposal.

² Chapter 79A.15.030(1)(b) RCW

RESOLUTION #2006-32
Washington Wildlife and Recreation Program
Farmland Preservation Category - Fiscal Year 2008
Ranked List of Projects

WHEREAS, for fiscal year 2008 of the 2007-2009 biennium, ten Farmland Preservation category projects are eligible for funding from the Farmland Preservation Account of the Washington Wildlife and Recreation Program, and

WHEREAS, these ten Farmland Preservation category projects were evaluated using evaluation criteria approved by IAC Board Members, and

WHEREAS, these evaluations occurred in an open public meeting, and

WHEREAS, all ten Farmland Preservation category projects meet program requirements as stipulated in IAC Manual #10f, *Washington Wildlife and Recreation Program – Farmland Preservation Program: Policies and Project Selection*,

NOW, THEREFORE BE IT RESOLVED, that IAC hereby approves the ranked list of projects depicted in Table 1 – *WWRP, Farmland Preservation Ranked List of Projects*, FY2008 (2006-32), and

BE IT FURTHER RESOLVED that IAC hereby recommends to the Governor the ranked list of Farmland Preservation category projects for further consideration.

Resolution moved by: _____

Resolution seconded by: _____

Adopted/Defeated/Deferred (underline one)

Date: September 21, 2006



Table 1
Washington Wildlife Recreation Program - Farmland Preservation
State Fiscal Year 2008

Rank	Score	Number	Project Name	Project Sponsor	IAC Amt	Sponsor Amt	Total Amt	Cum Amt
1 of 10	108.743	06-1849A	Dungeness Organic Farmland	Clallam County of	349,849	349,850	699,699	349,850
2 of 10	106.857	06-1746A	Lehman Farm Protection Project	Okanogan County of	745,452	745,453	1,490,905	1,095,303
3 of 10	106.114	06-1997A	Ebey's Reserve Farmland	Island County of	750,000	750,000	1,500,000	1,845,303
4 of 10	102.014	06-2137A	Broers Organic Berry Farm	Snohomish County of	273,050	273,050	546,100	2,118,353
5 of 10	100.143	06-1996A	Smith Prairie Farmland - Ebey's Reserve	Island County of	390,850	390,850	781,700	2,509,203
6 of 10	98.900	06-1917A	Bonlie Development Rights Acquisition	King County of	314,800	314,800	629,600	2,824,003
7 of 10	95.814	06-2007A	Werkhoven Dairy Acquisition	Snohomish County of	143,050	143,050	286,100	2,967,053
8 of 10	94.971	06-1793A	Sequim Farmland	Sequim City of	750,000	3,082,600	3,832,600	6,049,653
9 of 10	94.371	06-2050A	Koch Farm Acquisition	Kent Parks, Rec & Comm Serv	400,000	400,000	800,000	6,449,653
10 of 10	93.657	06-2076A	Jonelli/Dickson Farms Acquisition	Whatcom County of	312,768	312,768	625,536	6,762,421
						6,762,421	11,192,240	

Farmland Preservation Program Evaluation Criteria Summary Table

Criteria	Points
Agricultural Values Importance: Soil types; suitability for producing agricultural products; size; economic productivity; fit of the project to local priorities Viability: On-site production and support facilities; farm to market access; proximity to roads and utilities; water availability; drainage; presence of other features that could hinder or restrict use for agriculture; zoning; likelihood that the farm will remain in agriculture; likelihood that the region will continue to support agriculture	60
Environmental Values (Acquisition only projects) Recommended as part of a plan or strategy; benefits to salmonids, migratory birds, other fish and wildlife habitat; integration with recovery efforts for endangered, threatened, or sensitive species; existing or proposed environmental management/stewardship plan	22
OR	
Environmental Values (Combination acquisition and restoration projects) Enhancement or restoration projects must further ecological functions: Consider the benefits to fish and wildlife species, especially endangered, threatened or sensitive species; benefits to habitat forming processes Consider the likelihood that the anticipated benefits will be realized: Project is based on accepted methods; project is likely to achieve the anticipated benefits Recommended as part of a plan or strategy	22
Community Values and Priorities Community support for the project; consistency with a local land use or a regional or statewide recreational or resource plan Other community values: Viewshed; aquifer recharge; occasional or periodic collector for storm water runoff; floods; agricultural sector job creation; educational and curriculum potential; historic value; buffer to public lands	8
Other Threat: Magnitude of threat; urgency Term; cost benefit; local match; sponsor's ability to acquire, manage, monitor, and enforce conservation easements; demonstration	30
Total points available	120



Evaluation Summary **Washington Wildlife Recreation Program - Farmland Preservation** **State Fiscal Year 2008**

Rank	Name/Sponsor	1	2	3	4	Total
		Agricultural Values	Environmental Values	Community Values & Priorities	Other	
1	Dungeness Organ/Ciallam	55.143	19.286	7.600	26.714	108.743
2	Lehman Farm Pro/Okanogan	50.857	21.000	7.286	27.714	106.857
3	Ebey's Reserve /Island C	53.000	19.000	7.400	26.714	106.114
4	Broers Organic /Snohomis	55.000	17.286	7.157	22.571	102.014
5	Smith Prairie F/Island C	50.286	18.286	7.000	24.571	100.143
6	Bonlie Developm/King Cou	50.571	17.857	6.614	23.857	98.900
7	Werkhoven Dairy/Snohomis	52.571	17.000	6.529	19.714	95.814
8	Sequim Farmland/Sequim C	45.857	17.571	5.686	25.857	94.971
9	Koch Farm Acqui/Kent Par	46.000	16.286	6.371	25.714	94.371
10	Joneli/Dickson /Whatcom	47.857	15.429	5.800	24.571	93.657

Evaluators Score Questions: 1-4

Prepared: 09/05/2006

WWRP
FARMLAND PRESERVATION ACCOUNT

FARMLAND
PRESERVATION

FISCAL YEAR 2008

Project Synopses



Washington Wildlife and Recreation Program Farmlands Preservation

State Fiscal Year 2008 Projects, In Ranked Order

Clallam County of Dungeness Organic Farmland	\$349,849	\$349,850	\$699,699
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This Dungeness Organic Farmland project will purchase the development rights on 24 acres of PRIME FARMLAND (USDA Soil Survey) in eastern Clallam County. Optimal drainage results from the buildup of soil tilth and organic matter due to organic vegetable production year-round for the past 25 years. This leased acreage is an integral component of Nash Huber's 450 acre organic produce farm and is at the geographic center of his regionally significant operation. When this program's easement is in place, the subject farmland will remain available for organic crop production (approximately \$6,000/acre).

This project fits with Clallam County's Farmland Conservation Program, economic development and agribusiness clusters. It has an irrigation system with water-rights, a storage barn, processing shed and nearby supporting infrastructure. The property has excellent permanent farm-to-market access and has no features that would restrict its continued agricultural use. Nash's Produce receives excellent local, county and regional support, including 240 acres he farms protected by various agricultural easements. It is extremely important and viable organic farmland.

This 24 acres is located in the Dungeness River Delta, part of the Pacific Flyway, a significant area for migratory water fowl, as well as adjacent to a salmonid spawning stream (Meadowbrook) in WIRA 18. North Olympic Land Trust and Friends of the Fields Foundation will partner with Clallam County for administration and monitoring tasks.
(06-1849A-FY08)

Okanogan County of Lehman Farm Protection Project	\$745,452	\$745,453	\$1,490,905
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Okanogan County would like to purchase a conservation easement on 203 acres of the Lehman farm in the Methow Valley. The farm contains prime agricultural soils where alfalfa, corn and hay have been grown for over 100 years. In addition the farm borders the Methow River for 3/4 mile, it provides important habitat for salmonid fish, deer, bald eagles and numerous other wildlife species and it contributes to the scenic corridor along State Highway 20 between the towns of Winthrop and Twisp.

No homes are currently built on the property, but under current zoning, this farm could be developed in up to 40 separate homesites. The proposed conservation easement will permanently limit future development to 2 homesites. Without conservation easement protection, it is likely that the Lehman family would be forced to sell part or all of their farm.

This project is part of a farmland protection partnership with the Methow Conservancy, a land trust that is working to protect vital farmland between the towns of Winthrop and Twisp. Over the past 10 years, the Methow Conservancy has protected 30% of the vital farmland in this corridor with conservation easements. The agreement between Okanogan County and the Methow Conservancy to work together to pursue funding for the Lehman Farm Protection Project is important and precedent-setting throughout north-central Washington. (06-1746A-FY08)

Island County of Ebey's Reserve Farmland	\$750,000	\$750,000	\$1,500,000
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The proposal is to acquire agricultural conservation easements on three contiguous ownerships, totaling approximately 150 acres, located in a 200-acre area inside the boundaries of the Ebey's Landing National Historical Reserve. The properties, which have been actively farmed for over a century, are a critical connection to over 1,000 acres of farm land protected by conservation easements held by the National Park Service. Acquisition will protect a large swath of both current and historical farm land in perpetuity and connect Crockett Prairie to Ebey's Prairie. The proposal is to acquire and extinguish 22 residential subdivision development rights, with each of the three owners reserving up to one homesite in designated locations that do not interfere with farming operations.

The subject properties are highly valued for high-end residential homes due to their outstanding views, location in Ebey's Reserve adjacent to permanently protected lands, and high demand and low supply of available property in this area. If conservation easements are not acquired, the properties will be subdivided and developed and the adjacent protected farmlands will be significantly compromised, as will the historical agricultural landscape. The acquisitions may be subject to a trail easement for non-mechanized uses that will connect with other easements for future development of a trail network across Ebey's Reserve. Any such trails would be located in a manner that would maximize farming operations. (06-1997A-FY08)

Snohomish County of Broers Organic Berry Farm	\$273,050	\$273,050	\$546,100
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Snohomish County's Purchase of Development Rights program (PDR) is a proven and valuable tool in the revival of local agriculture. The program's goal is to preserve farmland in the unique and fertile Tualco Valley, south of Monroe. This farmland is designated for long-term commercial significance under the Growth Management Act and is under development pressure from a fast growing community. The PDR program provides capital for farm investment, affordable farmland for new farmers and retirement options for landowners.

This program was developed with input from local, state and federal agencies, Snohomish Farm Bureau, Snohomish County Agricultural Advisory Board and the local agricultural community. To further preservation efforts, requests for landowner PDR applications were sent out and were due May 5. These applications have been ranked according to our scoring procedure and considered for purchase by this ranking. The application and criteria were designed with the IAC Farmland Preservation criteria as a model.

The 54-acre Broers Organic Berry Farm was selected from our application process to pursue funding for PDR protection. This farm grows a wide variety of berries for farmer's markets, farm-stand sales and even for wine. They also lease additional farmland so their presence in the valley is greater than their farms acreage would indicate. The farm is adjacent to the county's first PDR-protected farm as well as properties that the county hopes to preserve under the PDR program in the near future. (06-2137A-FY08)

Island County of **\$390,850** **\$390,850** **\$781,700**
Smith Prairie Farmland - Ebey's Reserve

The subject 66.5-acre farmland property is located at the south entrance to the nationally significant Ebey's Landing National Historical Reserve. The property has been a productive conifer seed farm for nearly 30 years. Protecting this historic farmland is critical to the historic and agricultural integrity of the Reserve, conservation of productive prairie soil, scenic rural views and wildlife habitat. The property is zoned rural agriculture (one homesite per 10 acres) and has been in the Agricultural Open Space tax classification category since 1977.

The proposal is to acquire a conservation easement that limits future use of the property to those agricultural activities that protect the significant soil productivity, ecological and scenic values of the area. The subject property is part of Smith Prairie in Ebey's Reserve, which is a natural prairie with productive soils. Prairie soils in Ebey's Reserve are highly valued for growing numerous crops, such as squash, corn and various seed crops, including conifer seed. The property is an ideal conifer seed site because it is well-drained, has fertile soils, is gently sloping, and has a rainshadow climate (little rain and summer heat). This property is also highly valuable to protect in agricultural use because of its infrastructure (irrigation, tall fences, and established seed trees) and because it takes nearly 10 years for a conifer seed farm to become fully productive. (06-1996A-FY08)

King County of **\$314,800** **\$314,800** **\$629,600**
Bonlie Development Rights Acquisition

The goal of this project is to purchase the development rights on 118 acres of the Bonlie property so that it is permanently preserved as farmland. The property is at the southern edge of the designated Snoqualmie Valley Agricultural Production District (APD), which is also the northern edge of the City of Carnation's urban growth boundary. Carnation has just begun installing a city-wide sewer system which will enable it to attract both commercial and residential development. Although properties within the APD are protected from urban development, as Carnation grows there may be pressure to expand its urban growth boundary. Preserving the Bonlie property as farmland now, while it is still affordable, will ensure that the APD remains intact by preventing the City from spreading beyond its existing urban growth boundary and into the APD.

This property has very high quality agricultural soil and is used for a small, family-operated dairy. In addition to preserving the irreplaceable, agricultural soil, purchasing the development rights will increase the likelihood that the property stays in agricultural production, as it will help to keep it both affordable and available for farming. This acquisition helps to achieve King County's dual goals of retaining local agriculture and having it remain a viable component of the County's economy. (06-1917A-FY08)

Snohomish County of Werkhoven Dairy Acquisition	\$143,050	\$143,050	\$286,100
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Snohomish County's Purchase of Development Rights program (PDR) is a proven and valuable tool in the revival of local agriculture. The program's goal is to preserve farmland in the unique and fertile Tualco Valley, south of Monroe. This farmland is designated for long-term commercial significance under the Growth Management Act and is under development pressure from a fast growing community. Our PDR program provides capital for farm investment, affordable farmland for new farmers and retirement options for landowners.

This program was developed with input from local, state and federal agencies, Snohomish Farm Bureau, Snohomish County Agricultural Advisory Board and the local agricultural community. To further preservation efforts, requests for landowner PDR applications were sent out and were due May 5. These applications have been ranked according to our scoring procedure and considered for purchase by this ranking. The application and criteria were designed with the IAC Farmland Preservation criteria as a model.

The 42-acre Werkhoven Dairy was selected from our application process to pursue funding for PDR protection. The dairy contracts with Dairygold, leases hundreds of acres of surrounding farmland and is recognized as a vital component to the county's agricultural community. The farm is adjacent to the county's first PDR-protected farm as well as properties that the county hopes to preserve under the PDR program in the near future. (06-2007A-FY08)

Sequim City of Sequim Farmland	\$750,000	\$3,082,600	\$3,832,600
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This project will purchase the development rights on 41.28 acres of viable farmland historically used for pasture and hay, on the north edge of Sequim's city limits. The soil is gravelly sandy loam with excellent drainage. The property is leased by Gary and Janice Smith and has been in haylage production for the past 20 years, as an integral part of their nearby 750 acre Maple View Farm, the largest pioneer farm in the Sequim-Dungeness Valley. The long-term farming of haylage on this property is important in sustaining the continued production of dairy products from the Maple View cows.

The subject farmland has water, excellent farm to market access, infrastructure and there are no features or nearby land that would restrict farming. It is habitat for small animal species providing prey for raptors and buffers a riparian habitat along Gierin Creek in WIRA 18. This project provides the City of Sequim with a unique opportunity to implement its Comp Plan priority of historical and cultural rural preservation as well as a potential site for a community Agriculture Processing Center. North Olympic Land Trust and Friends of the Fields Foundation will partner with the City of Sequim for administration and monitoring tasks. (06-1793A-FY08)

Kent Parks, Rec & Comm Serv Koch Farm Acquisition	\$400,000	\$400,000	\$800,000
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This acquisition is to buy the development rights of 6.16 acres of farmland in the Kent Valley that is both critical habitat and active farmland adjacent to the Green River.

Currently, the property is owned by the Koch family who has been farming the property for the past two generations. Because of its adjacency to the Green River, the City views this acquisition as a critical component to the preservation of both farmland and to preserve habitat. This parcel is adjacent to other City and County owned parcels and would become a key property in the City's efforts to preserve valuable open space in a rapidly urbanizing area. (06-2060AFY08)

Whatcom County of	\$312,768	\$312,768	\$625,536
Joneli/Dickson Farms Acquisition			

This proposal will acquire development rights on two adjacent farms within rural zoned land (one development unit per 10 acres) within central Whatcom County. Both properties are actively farmed and are predominately grass based livestock agriculture. Two development rights (one per property) would be reserved for one existing residence and one current residence. Totaling 103 acres, the Joneli and Dickson farm properties will assist Whatcom County in achieving its agriculture protection goals.

In September of 2001, the Whatcom County Council initiated the Agricultural Purchase of Development Rights Program (WCC 3.25A) in an effort to curb the loss of agricultural lands. Whatcom County's Comprehensive Plan has set a general goal of protecting 100,000 acres of agricultural land. The current agricultural zoning applies to only 88,000 acres of land. The remaining acres required to meet preservation goals must come from rural zoned lands, such as the Joneli and Dickson farm properties.

The primary benefit of the proposed project is to ensure the permanent preservation and maintenance of a large block of rural land as agricultural land and open space.
(06-2076A-FY08)



Washington Wildlife & Recreation Program - Farmland Preservation (WWRP - FP) FY 2008 Ranked Projects

